



# City of Richmond

## Report to Committee

**To:** General Purposes Committee

**From:** Jim V. Young, P. Eng.  
Senior Manager,  
Capital Buildings Project Development

**Date:** February 1, 2019

**File:** 06-2052-55-02-  
01/2017-Vol 01

**Re:** **Viability of Repurposing Minoru Aquatic Centre – Low Cost Options**

### Staff Recommendation

That the staff report titled “Viability of Repurposing Minoru Aquatic Centre – Low Cost Options” dated February 1, 2019 from the Senior Manager, Capital Buildings Project Development, be received for information.

Jim V. Young, P. Eng.  
Senior Manager, Capital Buildings Project Development  
(604) 247-4610

Att: 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Recreation Services	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Parks	<input checked="" type="checkbox"/>	
Facility Services	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

## Staff Report

### Origin

At the December 19, 2018, Parks, Recreation and Cultural Services Committee meeting, staff received the following referral, “Potential Conversion of Minoru Aquatic Centre”:

*That staff investigate the costs of converting the pool at the Minoru Aquatic Centre for uses that do not require major changes and report back.*

The purpose of this report is to respond to the referral.

### Background

The Minoru Aquatic Centre was originally constructed in two stages, in 1958 and 1977.

On May 8, 2017 Council adopted the staff report on the “*Viability of Repurposing Minoru Aquatic Centre.*” This report reviewed the merits of repurposing the existing facility for community use or warehouse space suitable for open storage which was not recommended due to the high cost of conversion and operation. Council adopted the following recommendation.

*That upon completion and opening of the new Minoru Centre for Active Living, the existing Minoru Aquatic Centre located at 7560 Minoru Gate in Minoru Park be decommissioned and demolished, and that the project be submitted for consideration in the 2018 capital budget as described in the staff report titled “Viability of Repurposing Minoru Aquatic Centre”, dated April 21, 2017, from the Senior Manager, Capital Buildings Project Development and the Senior Manager, Parks.*

The following factors were considered in determining this recommendation:

- Facility condition
- Suitability of facility for other uses
- Cost of construction (new vs. repurpose)
- Ongoing operational costs and budget impact
- Impact on green space
- Impact on parking

The Report to Council to demolish the Minoru Aquatic Centre was adopted on May 8, 2017 and is included as Attachment 1. Should Council approve the 2019 Capital Program submission to complete demolition, the actual cost to complete the work will be determined through a public tendering process.

Staff engaged technical experts to review the current condition of the Minoru Aquatic Centre and to identify what improvements would be required in order for the facility to be repurposed. The findings of the assessment identified that major building elements such as envelope, mechanical and electrical systems have reached or surpassed their serviceable life cycle and would likely require either extensive replacement or full replacement in the near future, if the facility were to remain operational for long-term reuse.

Given Council's decision in 2013 to fund a new Minoru Centre for Active Living and the decision in 2017 to demolish the existing Minoru Aquatic Centre once the new facility is commissioned, staff have performed the minimum level of building maintenance work required to keep the facility operational. In this context, instead of replacing building components that have failed over the last several years, staff have applied temporary and minimal maintenance required to keep the building's programs operational. As a result of the temporary and minimal maintenance and given the age of the building, operational and maintenance costs will be high.

Staff are in the process of preparing the Minoru Park Vision Plan which is scheduled for presentation to the General Purposes Committee on February 4, 2019. The Minoru Aquatic Centre is located in the Special Study Area and it is anticipated that the Minoru Park Vision Plan report will make further recommendations on the future of this area.

### Delegation

At the December 19, 2018, Parks, Recreation and Cultural Services Committee meeting, Bhullar Wrestling Club spoke to Committee regarding the practice of converting decommissioned swimming pools into wrestling spaces.

The delegation made reference to utilizing the existing Minoru Aquatic Centre for this purpose and suggested that converting to wrestling space would require infilling the pools with Styrofoam and capping them with concrete, as has been implemented at Cornell University and other locations. The delegation then noted that there was a contractor in the audience who could provide a price to complete the conversion of the Minoru Aquatic Centre, and the contractor acknowledged that a price could be provided.

As a result of the delegation, Committee made the referral for staff to investigate the costs of converting the pools at the Minoru Aquatic Centre for uses that do not require major changes and report back.

Staff made several contacts with the delegation for their input on the items they brought forward at the December 19, 2018 Committee meeting in order to:

- acquire the contact information for relevant staff at various universities who have undertaken similar projects in order for City staff to understand how the conversion was completed; and
- determine scope and costing from the contractor in the audience, identified by the delegation as someone who could complete the infill related work at a low cost.

Staff made contact with Cornell University where it was confirmed they completed a 2,340 ft<sup>2</sup> infill project plus heating/cooling additions and some electrical upgrades for \$120,000 (USD) 12 to 13 years ago. Sand was used as the infill material. The approximate equivalent cost in Canadian dollars in the year 2020 is \$340,000.

City staff reached out to the contacts provided by the delegation and a response was received only from Cornell University. At the time of writing this report the contractor identified by the delegation has not yet provided costing on the infill-related work.

## Analysis

Staff completed a high level review of low cost options to create open space at the west pool (A-Frame) location (Attachment 2). Approximately 12,390 ft<sup>2</sup> of open space (pool infill of 4,150 ft<sup>2</sup> and 8,240 ft<sup>2</sup> of deck area) with a concrete floor can be created.

In 2017, staff engaged a specialist to complete a building assessment within the context of repurposing the facility to other uses. The assessment highlighted that:

- the building structure is in good condition, i.e. columns, beams, foundation;
- the mechanical system is past its life expectancy and needs to be replaced. Specifically, the air handling units, roof top units and plumbing distribution system were identified by the specialist as needing replacement;
- the electrical system is past its life expectancy and needs to be replaced. Specifically, the electrical service panels, main switches, main line distribution wiring and lighting were identified by the specialist as needing replacement; and
- there are architectural deficiencies that need to be addressed. Specifically, the exterior envelope, vapour barriers, miscellaneous roof repairs and general aesthetic maintenance (painting, power washing, etc.) were identified by the specialist as items to be completed.

It is a possibility once the Minoru Aquatic Centre is vacated that immediately thereafter, the lobby space areas could be used at a minimal cost for various activities. Under this scenario, it is envisioned that this space could be used as a community gathering space, meeting space, or for passive activities such as cards or discussion groups with no material changes to the facility. Building operation and programming related costs would still be incurred.

With all scenarios discussed in this report there remains the issues of mould and asbestos.

Testing for asbestos has not been completed given this facility was scheduled to be demolished. However, it was common practice in the timeframe the Minoru Aquatic Centre was constructed (1958 and 1977) that asbestos was extensively used as a building construction material and it is highly probable that it exists in the Minoru Aquatic Centre.

Mould is currently present in the Minoru Aquatic Centre. Given this facility was scheduled for demolition, the extent of mould has likely increased as building maintenance activities have been kept to a minimum.

The facility can continue to operate after move-out, however, it will likely be necessary to address mould and asbestos to maintain operational continuity. Should Council chose to repurpose the facility for any other use, staff will continue to monitor mould and asbestos in order to meet public health and safety standards. If a need to remediate mould and asbestos is identified, staff will seek additional funding as necessary. Asbestos and mould abatement together with restoration costs could range from \$500,000 to \$4,000,000.

With this information, staff have developed the following lowest cost options for open space, with associated costs summarized in Table 1. With Options 1 and 2, the remaining east portion of the building would remain empty. Accordingly, staff have included a cost allowance to keep this portion of the building in an acceptable condition.

### **Option 1 – Infill Only, Allows for only Very Limited Programming Use**

The scope includes infilling the pool, estimated at \$293,000. Leveling of the deck area adjacent to the pool may be desired as it is tiled and sloped in various directions for drainage and is an additional cost estimated to be \$132,000.

As the City has unique ground conditions compared to most other municipalities, i.e., soft soils and a high ground water table, investigation will be required to identify the most appropriate fill material. Two quotes were received for Styrofoam, but it may be that Styrofoam is an inadequate material as its weight may not be sufficient to prevent uplift during high ground water situations.

If Option 1 is implemented, it is likely that mechanical, circulation and electrical replacements will be required in the short term, if the facility is to remain open. Accordingly, major capital requests (approximately up to \$960,000, 2019 dollars) may be included in future budgets for Council consideration should the need arise.

### **Option 2 – Nominal Improvement, Limited Programming Use**

The scope includes infilling the pool, leveling the adjacent deck area, replacing major mechanical equipment, cleaning, replacing or repairing the air circulation systems, replacing the electrical panels, lighting upgrades plus preventative architectural upgrades and is estimated to cost \$1,945,000 as highlighted in Table 1. This option provides the same components as Option 1, as well as the following improvement items.

- Replacing major mechanical equipment (air handling units, boilers, plumbing distribution lines)
- Cleaning, replacing or repairing the air circulation systems
- Replacing major electrical components (main distribution cabling, electrical panels, lighting fixtures)
- Exterior envelope preventative maintenance repairs (cladding, painting, moisture barrier, windows, exterior doors, roofing)

Implementation of this option increases the probability of the open space portion of the facility being operational beyond a 10-year timeframe assuming regular maintenance is completed and addresses improvements to the building aesthetics and water tightness.

### **Option 3 – Premium, Open Warehouse or Community Space Use**

The Premium option represents replacement of all the building components with exception of the structure, i.e., beams, columns and portions of the foundation. All building components will be replaced with new, modern materials. This level of upgrade is a reflection of the building condition as confirmed by assessment completed by the City's specialist consultant. The assessment was based on repurposing the facility to either open warehouse space or community use space. The estimated cost for this option ranges from \$21,800,000 to \$27,000,000.

A more detailed description of the conversion to warehouse or community use space is described in Attachment 1.

A summary of costs for each option is shown in Table 1 below. All options are order of magnitude as there is no confirmed program and no design has been completed to date. Cost estimates do not include program specific flooring, millwork, program specific needs nor furniture, fixtures or equipment that may be required by community groups that use the space nor parking improvements that may be required to accommodate the program. These costs can only be identified once a program is confirmed. It is intended to make use of the existing washrooms.

#### Costs

The OBI funding from the existing Minoru Aquatic Centre will be transferred to the new Minoru Centre for Active Living once it is in operation in 2019. Accordingly, the OBI associated with repurposing the Minoru Aquatic Centre will require a new funding source and have an associated tax impact.

- If only the west pool is repurposed, there will also be an upfront cost estimated to be \$16,000 to secure the remainder of the facility left vacant. This upfront cost includes items such as pool decommissioning, security installation, etc.
- If the building is not demolished and not used at all, there will be an annual operating cost of \$110,000 for items such as pest control, electricity, security related items, insurance, call-outs, complaints, etc.

If the west pool is infilled and programmed, facility operation related OBI is estimated to be \$155,000 annually and program related OBI is estimated to range from \$10,000 to \$150,000 annually. A range of costs has been provided for the program OBI because the actual cost depends on the confirmed program and the frequency of operation, i.e., how many days per week and how many hours per day the facility will be open for the selected program.

If the Premium option is implemented, the estimated range of annual operating cost is \$750,000 to \$1,500,000 as noted in Attachment 1.

**Table 1 – Pool Infill Scope Options and Costs**

	<b>Option 1 – Infill Only, Allows for only Very Limited Programming Use</b>	<b>Option 2 – Nominal Improvement, Limited Programming Use</b>	<b>Option 3 – Premium, Open Warehouse or Community Space Use</b>
<b>Project Scope</b>	12,390 ft <sup>2</sup> deck and pool space. The washrooms adjacent to the west A-Frame will also be available for use (Building Code requirement).	12,390 ft <sup>2</sup> deck and pool space. The washrooms adjacent to the west A-Frame will also be available for use (Building Code requirement).  Replacing major mechanical equipment.  Cleaning, replacing or repairing the air circulation systems.  Replacing major electrical components.  Envelope preventative maintenance repairs	37,812 ft <sup>2</sup> of space. Only the building structural elements will remain, i.e., columns, beams and portions of the foundation. All other building components such as the walls, floors, roof, electrical, mechanical, hardscape, landscape, etc., will be replaced with new, modern materials.
<b>Order of Magnitude Cost (2020 \$)</b>	\$293,000 (pool infill only, no leveling)  \$500,000 to \$4,000,000 potential mould and asbestos abatement	\$293,000 (pool infill) \$132,000 (leveling) \$512,000 (mechanical) \$48,000 (circulation) \$400,000 (electrical) \$560,000 (envelope repairs) <u>\$1,945,000</u>  \$500,000 to \$4,000,000 potential mould and asbestos abatement	\$21,800,000 for open warehouse storage  \$27,000,000 for Community Use  Mould and asbestos abatement costs included above
<b>Uses</b>	Passive activities such as card games, meetings, and discussion groups.  No impact sports such as table tennis, darts, and carpet bowling would also be appropriate.  Storage, and use of existing administrative space.	Passive activities such as card games, meetings, and discussion groups.  No impact sports such as table tennis, darts, and carpet bowling would also be appropriate.  Martial arts, wrestling or other activities that utilize mats.	A full range of programs and services could be considered, including physical activity, arts, dance, fitness, sport, and general interest programs.

**Operating Budget Impact (2020 \$)**

- \$110,000 annual cost for ventilation, heating and electrical noted in the 2019 Capital Program, if the building is not demolished and is not used, to maintain the building in its current condition; or
- \$155,000 for annual building operation if the west A-Frame pool is filled and the remaining east portion of the building is left unused in Options 1 and 2.
- \$10,000 to \$150,000 annual costs for program implementation depending on operating model in Options 1 and 2.
- An annual operating cost of \$750,000 to \$1,500,000 (2017\$) is estimated for the Premium option for both building operations and program.
- A cost range of \$500,000 to \$4,000,000 is anticipated should mould or asbestos removal be required to accommodate other uses of the facility.

As implementation of Options 1 and 2 are considered tenant improvements and the use is intended to continue as community space, it is not a regulatory requirement to meet the current BC Building Code. While this will help keep costs to a minimum, implementation of Options 1 and 2 will not meet modern building standards, although staff would seek to achieve 2018 Building code standards for accessibility.

Subject to the program that may be implemented, there is also the possibility that creation of additional surface parking may be required which will also impact park space. The options considered in this report do not include allowances for additional parking that may be required or the associated cost.

**Financial Impact**

None.

**Conclusion**

From this review it is feasible to retain the building for the uses identified above, however, there are a number of prohibitive factors identified. The most notable being the required mould and asbestos abatement of \$500,000 to \$4,000,000 to address occupational health and public safety requirements, as well as the respective capital and maintenance costs of each option.



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Att. 1: Report to Committee - Viability of Repurposing Minoru Aquatic Centre

Att. 2: Repurposed Area





**City of  
Richmond**

**Report to Committee**

**To:** General Purposes Committee **Date:** April 21, 2017  
**From:** Jim V. Young, P. Eng. **File:** 06-2052-55-02-01/2017-Vol 01  
 Senior Manager,  
 Capital Buildings Project Development  
 Mike Redpath  
 Senior Manager, Parks  
**Re:** **Viability of Repurposing Minoru Aquatic Centre**

**Staff Recommendation**

1. That upon completion and opening of the new Minoru Centre for Active Living, the existing Minoru Aquatic Centre located at 7560 Minoru Gate in Minoru Park be decommissioned and demolished, and that the project be submitted for consideration in the 2018 capital budget as described in the staff report titled "Viability of Repurposing Minoru Aquatic Centre," dated April 21, 2017, from the Senior Manager, Capital Buildings Project Development and the Senior Manager, Parks.
2. That any future use of the existing Minoru Aquatic Centre site located at 7560 Minoru Gate be considered as part of the Minoru Park Vision Plan and be subject to Council approval.

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REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Recreation Services	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

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April 21, 2017

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## Staff Report

### Origin

At the December 21, 2016, Parks, Recreation and Cultural Services Committee meeting, staff received the following referrals:

*That the following recommendation (Part 1) stating:*

*That upon completion and opening of the new Minoru Complex (Minoru Aquatic Centre/Older Adult Centre) at the end of 2017, the existing Minoru Aquatic Centre located at 7560 Minoru Gate in Minoru Park be decommissioned, demolished, reverted back to open park space and that the project be submitted for consideration in the 2018 capital budget as described in the staff report titled "Minoru Park Vision Plan Phase One: Facilities Planning," dated December 1, 2016, from the Senior Manager, Parks;*

*be referred back to staff to analyze the viability of repurposing the existing Minoru Aquatic Center for other uses.*

And,

*That staff prepare options for the future use of the Minoru Place Activity Centre located at 7660 Minoru Gate, and report back in 2017 as described in the staff report titled "Minoru Park Vision Plan Phase One: Facilities Planning," dated December 1, 2016, from the Senior Manager, Parks.*

And,

*That staff research options for an open purpose storage museum at an existing location in Richmond in place of building a museum at this time.*

The purpose of this report is to respond only to the first referral regarding the Minoru Aquatic Centre and to provide an analysis of the viability of repurposing the existing building for other uses. The two remaining referrals will be addressed in subsequent reports.

### Analysis

In order to evaluate the viability of the existing Minoru Aquatic Centre for repurposing, a number of criteria were considered:

1. Facility Condition – assessment of the current condition of the building.
2. Facility Reuse Possibility – the possible type of reuse will determine the standard to which the building would be upgraded and indicate the types of adaptations that may be required. For the purposes of this report, Community Space and Warehouse has been assumed.
3. Capital Funding Implications – given the current condition, what are the costs of the upgrades and adaptations required in order to repurpose the building?

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4. Park Implications – what is the effect on the park of retaining the building footprint and adding new programming?
5. Parking Impacts – How is parking impacted by additional uses or reuses?
6. Facility Operations – what would the operational budget impact of repurposing the building be?

#### 1. Facility Condition

Staff engaged technical experts to review the current condition of the Minoru Aquatic Centre and to identify what improvements would be required in order for the facility to be repurposed. A BC Building Code regulated condition of granting occupancy for a repurposed building is that it must be brought up to current building standards. Their findings identified the scope of work required to repurpose the building including the following:

- Extensive replacement of building envelope for thermal performance, appearance, impact of modifications to interior and added openings.
- Replacement of interior finish materials. Current materials are at the end of their lifespan, or are not appropriate as a finish material in a repurposed building.
- Extensive reconfiguration of partitions (non-structural).
- Extensive reconfiguration of partitions (structural).
- Rationalization of floor elevations. Currently, floor elevations are not consistent which adds complexity to planning. Rationalization would be beneficial to the extent possible with current exterior grading and structural configuration.
- Code upgrades to fire safety system, change in building occupant loading and exiting requirements and change in building classification.
- Foundation improvement requirements in some areas.
- Poor roofing condition requiring replacement.
- Infill of the pool basins and removal/replacement of the decks with level surfaces.
- Seismic capacity is a risk and requires further review.
- Electrical equipment has served a reasonable lifespan and should be replaced.
- Mechanical systems should be replaced.

Staff also reviewed the possibility of demolishing only a portion of the existing Minoru Aquatic Centre and leaving the remaining portion intact for repurposing. This possibility would be complicated as 'cutting in half' building mechanical and electrical systems that are linked may not be feasible. There would also be considerable and costly issues associated with the roofing, building envelope and other building systems that would need to be addressed. Given these complications and the sizeable risk that the remaining portion of the building is damaged during the demolition process, the possibility of demolishing part of the building and leaving a section intact is not considered viable.

## 2. Facility Reuse Possibilities

In order to demonstrate the feasibility of repurposing the facility, two options were considered:

- Option 1: Demolish the existing Minoru Aquatic Centre and determine the use of the area through the Minoru Park Vision Plan process. Under this option, staff would submit a 2019 Capital Program funding request (refer to Table 1 under Next Steps in this report) to implement the works per the Council-approved Minoru Park Vision Plan (scheduled for presentation to Council in December 2017).
- Option 2: Repurpose the existing Minoru Aquatic Centre for community use or open warehouse storage. As Options 1 and 2 consider the use of the same site (i.e., the existing Minoru Aquatic Centre site), land value has not been considered in the analysis.

The potential reuse type provides direction in determining how suitable the existing building configuration is for reuse and indicates the type of building system upgrades and additions that may be required. It also has implications related to building code and permitting requirements. These considerations have implications when calculating the cost of repurposing the facility.

## 3. Capital Funding Implications

To understand the capital funding requirements, the two facility reuse possibilities (demolish or repurpose) were considered again.

### Option 1 – Demolish (Recommended)

Demolish the existing Minoru Aquatic Centre and determine the use of the area through the Minoru Park Vision Plan process. The total cost to decommission and demolish the existing building is estimated to be \$3M (2018 dollars). This cost is based on demolition proceeding according to Council Policy 2308, whereby building components are recycled or re-used such that 80% of the building by weight is targeted for diversion away from landfill.

### Option 2 – Repurpose (Not Recommended)

In considering the repurposing of the existing Minoru Aquatic Centre for community use, the total cost to bring the existing building to current building standards and to complete tenant improvements for those uses is approximately \$27M (2017 dollars). This estimated cost was prepared by independent cost consultants and contractors.

To repurpose the building for open warehouse storage the total cost to bring the existing Minoru Aquatic Centre to current building standards (base building level) and to complete tenant improvements for those uses is estimated to be \$21.8M (2017 dollars). Similarly, the estimated cost was prepared by independent cost consultants and contractors.

As a part of the review, a comparison was made between repurposing the existing facility and constructing a new facility of the same size (38,000 ft<sup>2</sup>) for community use. Significant

inefficiencies (design and systems) were identified with the conclusion that a new building is a more effective and efficient option if a facility reuse is considered. For comparison, the cost to construct a new community use facility of a similar square footage (38,000 square feet) is estimated to be approximately \$27.5M (2017 dollars). The estimated cost was also prepared by independent cost consultants and contractors.

Repurposing the Minoru Aquatic Centre will introduce new operating budget impacts for staffing, building operations and maintenance since all of the current operating funding has been allocated to the new Minoru Centre for Active Living as approved by Council. For example, if the potential future reuse includes public access to the building, a budget would be required for attendants, programming staff, building maintenance, supplies, technology, security and utilities among other things. The estimated range of annual operating costs for the reuses identified in Option 2 is \$750,000 to \$1.5M.

A review of costs for acquisition or leasing of warehouse space suitable for open warehouse storage indicates it would be a more cost effective approach than repurposing the existing Minoru Aquatic Centre. The current market value of an industrial building of approximately 38,000 square feet in Richmond ranges between \$9M and \$12.5M depending on the age and condition of the building, tenant improvements, the location of the property and the size of the land area. With the same caveats, net rental rates vary from approximately \$7.00 to \$9.50 per square foot or \$266,000 to \$361,000 per annum. Operating costs (i.e. maintenance and insurance net of property taxes and utilities) would add an additional \$1.50 to \$2.50 per square foot or \$57,000 to \$95,000 to the total gross cost per annum.

#### 4. Park Implications

Given the many changes occurring within Minoru Park, including the additional facility footprint created by the new Minoru Centre for Active Living and in the surrounding neighbourhood, the need for a renewed vision was identified. A capital submission was approved for a master planning process within the Council-approved 2016 Financial Plan and is now underway. The outcome of that process will be the development of the Minoru Park Vision Plan for the park, to explore new opportunities and to address existing issues.

In consideration of the impact of the new facility footprint on the amount of open space in the park, the recommended option under consideration, demolition of the current Minoru Aquatic Centre, would allow for the development of new amenities and programming in a key location in the city. It would also enable greater openness and improve visibility of the park from Granville Avenue.

#### 5. Parking Impacts

The parking plan included in the approved Minoru Complex Public Realm Concept Design did not contemplate a reuse of the existing Minoru Aquatic Centre. If the facility were to be repurposed, additional parking load would be added to the precinct which would need to be accommodated, further impacting the loss of park space. Any additional parking required by reuse of the existing Aquatic Centre would have to be located on existing green space and likely could not be accommodated in the south half of the park.

Pedestrian movement, parking and landscaping for the southern part of Minoru Park was contemplated in the Minoru Complex Public Realm Concept Design but was not included in the project funding. These elements need to be further studied and designed through the Minoru Park Vision Plan process and will be brought to Council for approval.

#### Analysis Results

While it is feasible to repurpose the existing Minoru Aquatic Centre, it is not recommended. Repurposing the facility is not considered economically or financially viable. The cost to upgrade the building systems to a functional level and then to adapt the building for reuse is comparable to that of constructing a brand new facility that would better meet operational needs and be more efficient to operate.

The cost to operate the building for any use (storage and public assembly) would also have to be considered since there is no funding allocated to it at present. In addition, the parking load in the Minoru precinct would be impacted and the amount of open space lost due to the construction of the new Minoru Centre for Active Living will not be re-gained.

#### Stakeholder and Technical Building Advisory Meeting

A joint meeting with the Stakeholder and Technical Building Advisory Committees was held on March 9, 2017, at which time the consultant's findings on the current condition and repurposing opportunity for the existing Minoru Aquatic Centre were presented. The Committees were asked to provide their advice on the following statement:

*Do the Committees agree with the consultant's findings whereby it is recommended that the existing Minoru Aquatic Centre be demolished and converted to park space?*

Following lengthy discussion, there was not a consensus response to the question. Instead, the following comments were offered by the Committee members:

- Use the space to maximize parking, in particular given the imminent opening of the new Minoru Centre for Active Living.
- Complete the Minoru Park Master Plan first to fully understand the existing Minoru Aquatic Centre site before taking any other action.
- Understand the need for the building before considering reuse.
- Do not repurpose the building as it is not part of the plan and it is very expensive.
- Complete a minimal (less expensive) upgrade to the existing building to preserve its use for storage purposes, in particular, for heritage related artifacts and/or similar items.

#### Minoru Park Vision Plan

The Minoru Park Vision Plan process, now underway, presents the opportunity to explore improvements and new programming opportunities for the whole park. The proposed Vision and Guiding Principles for the future of Minoru Park are scheduled to be presented to Council for approval in spring 2017. This report will summarise the public, stakeholder and staff input received to date.

The next steps in the process will be to generate concept options that reflect the approved Vision and Guiding Principles and conduct a public engagement process to receive input on the options. A final Minoru Park Vision Plan will then be developed and is targeted for Council approval at the end of 2017. At that time, staff will seek direction to undertake a detailed design study and cost estimating for the entire zone east of the track. This work can be completed before demolition of the existing Minoru Aquatic Centre begins.

Next Steps

Should Council choose the recommended option, staff will prepare a capital request for the 2018 capital budget process on the demolition of the existing Minoru Aquatic Centre and site for Council consideration. The estimated cost to demolish the existing building is \$3M (2018 dollars) which would leave a level, secured site ready for its next purpose. It is intended that building demolition would be scheduled and coordinated with the Minoru Park Vision Plan for this site following Council approval and following the opening of the new Minoru Centre for Active Living. The sequence of the proposed work is as follows:

**Table 1 – Schedule**

Date	Proposed Work
December 2017	Council approval of the Minoru Park Vision Plan.
January – May 2018	Prepare a detailed design and cost estimate for park development of the southeast corner of Minoru Park.
May 2018	Start demolition of the existing Minoru Aquatic Centre (following the opening of the new Minoru Centre for Active Living).
Fall 2018	Council approval of the capital request for implementation of park development.
Fall 2018	Complete demolition of the existing Minoru Aquatic Centre.
January 2019	Begin construction of works in the SE corner of Minoru Park.

**Financial Impact**

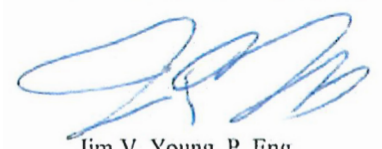
None.

April 21, 2017

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### Conclusion

The recommended option following completion and opening of the new Minoru Centre for Active Living is to demolish the existing Minoru Aquatic Centre and consider the future use of the space in conjunction with the Minoru Park Vision Plan. Repurposing of the existing Minoru Aquatic Centre is not recommended because of the associated costs to bring to public use and to operate it. Completion of the Minoru Park Vision Plan will provide direction on how to move forward with the existing Minoru Aquatic Centre site.



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